

Georgetown

Board of Adjustment Meeting Agenda

Meeting Date: Wednesday, July 2, 2025

Location: Town Hall, 39 The Circle, Georgetown, DE

Time: 5:00 PM

Posted: 6/24/25 @2:45 pm



Live Stream can be viewed on the Town's website by clicking the below link:

Website: <https://www.georgetowndel.com/live-stream.htm>

For viewing with public participation, click the zoom meeting link below:

Zoom: <https://zoom.us/join>

Zoom Meeting ID: 891 8093 4270

The Town of Georgetown strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings nor the validity of any action taken in these meetings.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A.

3. PUBLIC HEARING

A. BOA CASE #2025-18

An application by Georgetown Associates, II, LP, requesting from The Code of the Town of Georgetown the following:

- a variance from §230-46, for a reduction in the lot area per unit from the required 4,840 square feet to the proposed 3,459 square feet
- a variance from §230-47, for a reduction in the front yard setback along Parson's Lane from the required 50 feet to the proposed 30 feet
- a variance from §230-48, for a reduction in the rear yard setback from the required 25 feet to the proposed 24 feet.
- a variance from §230-152.A, to waive or reduce the required one (1) loading space.

The property is located at 1000 Ingramtown Road, identified as SC Tax Parcel 135-15.17-103.02 and zoned MR-1 Multifamily Residential District.

B. BOA CASE #2025-19

An application by Axiom Engineering, LLC, on behalf of Sergio J. Escalante & Diane E. Gomez-Gomez, requesting from The Code of the Town of Georgetown the following:

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the front yard from the required twenty-five (25) feet to the proposed four and seven-tenths (4.7) feet.

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the side yard setback from the required ten (10) feet to the proposed seven-tenths (0.7) feet.
- A special exception from §230-148, a reduction in the required parking spaces from the required thirteen (13) spaces to the proposed four (4) spaces.
- A special exception from §230-151.A, for the following:
 - To permit parking (1 space) that requires another automobile to be moved which affords ingress and egress for an automobile, where none would otherwise be permitted
 - To permit off-street parking areas (2 spaces) that make it necessary for vehicles to back out directly into public road, where none would otherwise be permitted
- A special exception from §230-152, to waive or reduce the required one (1) loading space
- An interpretation of §230-184 requesting the Board of Adjustment to specify a longer time period of approval before expiration of two (2) years, instead of one (1) year, for any special exception or variance so granted

The property is located at 101 Cedar Street, identified as SC Tax Parcel 135-14.20.253.00 and zoned UB2 Neighborhood Business District.

4. PUBLIC COMMENT

5. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).

Georgetown

Board of Adjustment Meeting Agenda

Meeting Date: Wednesday, July 2, 2025

Location: Town Hall, 39 The Circle, Georgetown, DE

Time: 5:00 PM

Posted: 6/24/25 @2:45 pm



Live Stream can be viewed on the Town's website by clicking the below link:

Website: <https://www.georgetowndel.com/live-stream.htm>

For viewing with public participation, click the zoom meeting link below:

Zoom: <https://zoom.us/join>

Zoom Meeting ID: 891 8093 4270

The Town of Georgetown strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings nor the validity of any action taken in these meetings.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A.

3. PUBLIC HEARING

A. BOA CASE #2025-18

An application by Georgetown Associates, II, LP, requesting from The Code of the Town of Georgetown the following:

- a variance from §230-46, for a reduction in the lot area per unit from the required 4,840 square feet to the proposed 3,459 square feet
- a variance from §230-47, for a reduction in the front yard setback along Parson's Lane from the required 50 feet to the proposed 30 feet
- a variance from §230-48, for a reduction in the rear yard setback from the required 25 feet to the proposed 24 feet.
- a variance from §230-152.A, to waive or reduce the required one (1) loading space.

The property is located at 1000 Ingramtown Road, identified as SC Tax Parcel 135-15.17-103.02 and zoned MR-1 Multifamily Residential District.

B. BOA CASE #2025-19

An application by Axiom Engineering, LLC, on behalf of Sergio J. Escalante & Diane E. Gomez-Gomez, requesting from The Code of the Town of Georgetown the following:

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the front yard from the required twenty-five (25) feet to the proposed four and seven-tenths (4.7) feet.

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the side yard setback from the required ten (10) feet to the proposed seven-tenths (0.7) feet.
- A special exception from §230-148, a reduction in the required parking spaces from the required thirteen (13) spaces to the proposed four (4) spaces.
- A special exception from §230-151.A, for the following:
 - To permit parking (1 space) that requires another automobile to be moved which affords ingress and egress for an automobile, where none would otherwise be permitted
 - To permit off-street parking areas (2 spaces) that make it necessary for vehicles to back out directly into public road, where none would otherwise be permitted
- A special exception from §230-152, to waive or reduce the required one (1) loading space
- An interpretation of §230-184 requesting the Board of Adjustment to specify a longer time period of approval before expiration of two (2) years, instead of one (1) year, for any special exception or variance so granted

The property is located at 101 Cedar Street, identified as SC Tax Parcel 135-14.20.253.00 and zoned UB2 Neighborhood Business District.

4. PUBLIC COMMENT

5. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).

Georgetown

Board of Adjustment Meeting Agenda

Meeting Date: Wednesday, July 2, 2025

Location: Town Hall, 39 The Circle, Georgetown, DE

Time: 5:00 PM

Posted: 6/24/25 @2:45 pm



Live Stream can be viewed on the Town's website by clicking the below link:

Website: <https://www.georgetowndel.com/live-stream.htm>

For viewing with public participation, click the zoom meeting link below:

Zoom: <https://zoom.us/join>

Zoom Meeting ID: 891 8093 4270

The Town of Georgetown strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings nor the validity of any action taken in these meetings.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A.

3. PUBLIC HEARING

A. BOA CASE #2025-18

An application by Georgetown Associates, II, LP, requesting from The Code of the Town of Georgetown the following:

- a variance from §230-46, for a reduction in the lot area per unit from the required 4,840 square feet to the proposed 3,459 square feet
- a variance from §230-47, for a reduction in the front yard setback along Parson's Lane from the required 50 feet to the proposed 30 feet
- a variance from §230-48, for a reduction in the rear yard setback from the required 25 feet to the proposed 24 feet.
- a variance from §230-152.A, to waive or reduce the required one (1) loading space.

The property is located at 1000 Ingramtown Road, identified as SC Tax Parcel 135-15.17-103.02 and zoned MR-1 Multifamily Residential District.

B. BOA CASE #2025-19

An application by Axiom Engineering, LLC, on behalf of Sergio J. Escalante & Diane E. Gomez-Gomez, requesting from The Code of the Town of Georgetown the following:

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the front yard from the required twenty-five (25) feet to the proposed four and seven-tenths (4.7) feet.

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the side yard setback from the required ten (10) feet to the proposed seven-tenths (0.7) feet.
- A special exception from §230-148, a reduction in the required parking spaces from the required thirteen (13) spaces to the proposed four (4) spaces.
- A special exception from §230-151.A, for the following:
 - To permit parking (1 space) that requires another automobile to be moved which affords ingress and egress for an automobile, where none would otherwise be permitted
 - To permit off-street parking areas (2 spaces) that make it necessary for vehicles to back out directly into public road, where none would otherwise be permitted
- A special exception from §230-152, to waive or reduce the required one (1) loading space
- An interpretation of §230-184 requesting the Board of Adjustment to specify a longer time period of approval before expiration of two (2) years, instead of one (1) year, for any special exception or variance so granted

The property is located at 101 Cedar Street, identified as SC Tax Parcel 135-14.20.253.00 and zoned UB2 Neighborhood Business District.

4. PUBLIC COMMENT

5. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).

Georgetown

Board of Adjustment Meeting Agenda

Meeting Date: Wednesday, July 2, 2025

Location: Town Hall, 39 The Circle, Georgetown, DE

Time: 5:00 PM

Posted: 6/24/25 @2:45 pm



Live Stream can be viewed on the Town's website by clicking the below link:

Website: <https://www.georgetowndel.com/live-stream.htm>

For viewing with public participation, click the zoom meeting link below:

Zoom: <https://zoom.us/join>

Zoom Meeting ID: 891 8093 4270

The Town of Georgetown strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings nor the validity of any action taken in these meetings.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A.

3. PUBLIC HEARING

A. BOA CASE #2025-18

An application by Georgetown Associates, II, LP, requesting from The Code of the Town of Georgetown the following:

- a variance from §230-46, for a reduction in the lot area per unit from the required 4,840 square feet to the proposed 3,459 square feet
- a variance from §230-47, for a reduction in the front yard setback along Parson's Lane from the required 50 feet to the proposed 30 feet
- a variance from §230-48, for a reduction in the rear yard setback from the required 25 feet to the proposed 24 feet.
- a variance from §230-152.A, to waive or reduce the required one (1) loading space.

The property is located at 1000 Ingramtown Road, identified as SC Tax Parcel 135-15.17-103.02 and zoned MR-1 Multifamily Residential District.

B. BOA CASE #2025-19

An application by Axiom Engineering, LLC, on behalf of Sergio J. Escalante & Diane E. Gomez-Gomez, requesting from The Code of the Town of Georgetown the following:

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the front yard from the required twenty-five (25) feet to the proposed four and seven-tenths (4.7) feet.

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the side yard setback from the required ten (10) feet to the proposed seven-tenths (0.7) feet.
- A special exception from §230-148, a reduction in the required parking spaces from the required thirteen (13) spaces to the proposed four (4) spaces.
- A special exception from §230-151.A, for the following:
 - To permit parking (1 space) that requires another automobile to be moved which affords ingress and egress for an automobile, where none would otherwise be permitted
 - To permit off-street parking areas (2 spaces) that make it necessary for vehicles to back out directly into public road, where none would otherwise be permitted
- A special exception from §230-152, to waive or reduce the required one (1) loading space
- An interpretation of §230-184 requesting the Board of Adjustment to specify a longer time period of approval before expiration of two (2) years, instead of one (1) year, for any special exception or variance so granted

The property is located at 101 Cedar Street, identified as SC Tax Parcel 135-14.20.253.00 and zoned UB2 Neighborhood Business District.

4. PUBLIC COMMENT

5. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).

Georgetown

Board of Adjustment Meeting Agenda

Meeting Date: Wednesday, July 2, 2025

Location: Town Hall, 39 The Circle, Georgetown, DE

Time: 5:00 PM

Posted: 6/24/25 @2:45 pm



Live Stream can be viewed on the Town's website by clicking the below link:

Website: <https://www.georgetowndel.com/live-stream.htm>

For viewing with public participation, click the zoom meeting link below:

Zoom: <https://zoom.us/join>

Zoom Meeting ID: 891 8093 4270

The Town of Georgetown strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings nor the validity of any action taken in these meetings.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A.

3. PUBLIC HEARING

A. BOA CASE #2025-18

An application by Georgetown Associates, II, LP, requesting from The Code of the Town of Georgetown the following:

- a variance from §230-46, for a reduction in the lot area per unit from the required 4,840 square feet to the proposed 3,459 square feet
- a variance from §230-47, for a reduction in the front yard setback along Parson's Lane from the required 50 feet to the proposed 30 feet
- a variance from §230-48, for a reduction in the rear yard setback from the required 25 feet to the proposed 24 feet.
- a variance from §230-152.A, to waive or reduce the required one (1) loading space.

The property is located at 1000 Ingramtown Road, identified as SC Tax Parcel 135-15.17-103.02 and zoned MR-1 Multifamily Residential District.

B. BOA CASE #2025-19

An application by Axiom Engineering, LLC, on behalf of Sergio J. Escalante & Diane E. Gomez-Gomez, requesting from The Code of the Town of Georgetown the following:

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the front yard from the required twenty-five (25) feet to the proposed four and seven-tenths (4.7) feet.

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the side yard setback from the required ten (10) feet to the proposed seven-tenths (0.7) feet.
- A special exception from §230-148, a reduction in the required parking spaces from the required thirteen (13) spaces to the proposed four (4) spaces.
- A special exception from §230-151.A, for the following:
 - To permit parking (1 space) that requires another automobile to be moved which affords ingress and egress for an automobile, where none would otherwise be permitted
 - To permit off-street parking areas (2 spaces) that make it necessary for vehicles to back out directly into public road, where none would otherwise be permitted
- A special exception from §230-152, to waive or reduce the required one (1) loading space
- An interpretation of §230-184 requesting the Board of Adjustment to specify a longer time period of approval before expiration of two (2) years, instead of one (1) year, for any special exception or variance so granted

The property is located at 101 Cedar Street, identified as SC Tax Parcel 135-14.20.253.00 and zoned UB2 Neighborhood Business District.

4. PUBLIC COMMENT

5. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).

Georgetown

Board of Adjustment Meeting Agenda

Meeting Date: Wednesday, July 2, 2025

Location: Town Hall, 39 The Circle, Georgetown, DE

Time: 5:00 PM

Posted: 6/24/25 @2:45 pm



Live Stream can be viewed on the Town's website by clicking the below link:

Website: <https://www.georgetowndel.com/live-stream.htm>

For viewing with public participation, click the zoom meeting link below:

Zoom: <https://zoom.us/join>

Zoom Meeting ID: 891 8093 4270

The Town of Georgetown strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings nor the validity of any action taken in these meetings.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A.

3. PUBLIC HEARING

A. BOA CASE #2025-18

An application by Georgetown Associates, II, LP, requesting from The Code of the Town of Georgetown the following:

- a variance from §230-46, for a reduction in the lot area per unit from the required 4,840 square feet to the proposed 3,459 square feet
- a variance from §230-47, for a reduction in the front yard setback along Parson's Lane from the required 50 feet to the proposed 30 feet
- a variance from §230-48, for a reduction in the rear yard setback from the required 25 feet to the proposed 24 feet.
- a variance from §230-152.A, to waive or reduce the required one (1) loading space.

The property is located at 1000 Ingramtown Road, identified as SC Tax Parcel 135-15.17-103.02 and zoned MR-1 Multifamily Residential District.

B. BOA CASE #2025-19

An application by Axiom Engineering, LLC, on behalf of Sergio J. Escalante & Diane E. Gomez-Gomez, requesting from The Code of the Town of Georgetown the following:

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the front yard from the required twenty-five (25) feet to the proposed four and seven-tenths (4.7) feet.

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the side yard setback from the required ten (10) feet to the proposed seven-tenths (0.7) feet.
- A special exception from §230-148, a reduction in the required parking spaces from the required thirteen (13) spaces to the proposed four (4) spaces.
- A special exception from §230-151.A, for the following:
 - To permit parking (1 space) that requires another automobile to be moved which affords ingress and egress for an automobile, where none would otherwise be permitted
 - To permit off-street parking areas (2 spaces) that make it necessary for vehicles to back out directly into public road, where none would otherwise be permitted
- A special exception from §230-152, to waive or reduce the required one (1) loading space
- An interpretation of §230-184 requesting the Board of Adjustment to specify a longer time period of approval before expiration of two (2) years, instead of one (1) year, for any special exception or variance so granted

The property is located at 101 Cedar Street, identified as SC Tax Parcel 135-14.20.253.00 and zoned UB2 Neighborhood Business District.

4. PUBLIC COMMENT

5. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).

Georgetown

Board of Adjustment Meeting Agenda

Meeting Date: Wednesday, July 2, 2025

Location: Town Hall, 39 The Circle, Georgetown, DE

Time: 5:00 PM

Posted: 6/24/25 @2:45 pm



Live Stream can be viewed on the Town's website by clicking the below link:

Website: <https://www.georgetowndel.com/live-stream.htm>

For viewing with public participation, click the zoom meeting link below:

Zoom: <https://zoom.us/join>

Zoom Meeting ID: 891 8093 4270

The Town of Georgetown strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings nor the validity of any action taken in these meetings.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A.

3. PUBLIC HEARING

A. BOA CASE #2025-18

An application by Georgetown Associates, II, LP, requesting from The Code of the Town of Georgetown the following:

- a variance from §230-46, for a reduction in the lot area per unit from the required 4,840 square feet to the proposed 3,459 square feet
- a variance from §230-47, for a reduction in the front yard setback along Parson's Lane from the required 50 feet to the proposed 30 feet
- a variance from §230-48, for a reduction in the rear yard setback from the required 25 feet to the proposed 24 feet.
- a variance from §230-152.A, to waive or reduce the required one (1) loading space.

The property is located at 1000 Ingramtown Road, identified as SC Tax Parcel 135-15.17-103.02 and zoned MR-1 Multifamily Residential District.

B. BOA CASE #2025-19

An application by Axiom Engineering, LLC, on behalf of Sergio J. Escalante & Diane E. Gomez-Gomez, requesting from The Code of the Town of Georgetown the following:

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the front yard from the required twenty-five (25) feet to the proposed four and seven-tenths (4.7) feet.

- A variance from §230 – Attachment 1, Height Area and Bulk Requirements, for a reduction in the side yard setback from the required ten (10) feet to the proposed seven-tenths (0.7) feet.
- A special exception from §230-148, a reduction in the required parking spaces from the required thirteen (13) spaces to the proposed four (4) spaces.
- A special exception from §230-151.A, for the following:
 - To permit parking (1 space) that requires another automobile to be moved which affords ingress and egress for an automobile, where none would otherwise be permitted
 - To permit off-street parking areas (2 spaces) that make it necessary for vehicles to back out directly into public road, where none would otherwise be permitted
- A special exception from §230-152, to waive or reduce the required one (1) loading space
- An interpretation of §230-184 requesting the Board of Adjustment to specify a longer time period of approval before expiration of two (2) years, instead of one (1) year, for any special exception or variance so granted

The property is located at 101 Cedar Street, identified as SC Tax Parcel 135-14.20.253.00 and zoned UB2 Neighborhood Business District.

4. PUBLIC COMMENT

5. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).